



19 Ryde Street, Hull, Yorkshire, HU5 1PA

- Substantial Victorian House
- Potential HMO or Multi let subject to regulations
- Sitting room/lounge
- Courtyard to the rear
- No chain involved
- Four/Five rooms/bedrooms
- GCH and uPVC DG
- Bathroom & Shower room
- Well Presented
- VIEW NOW

Price £124,950



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-hull.co.uk

Website: www.leonards-hull.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-hull.co.uk

19 Ryde Street, Hull, Yorkshire, HU5 1PA

SUBSTANTIAL VICTORIAN HOUSE-FOUR/FIVE ROOMS/BEDROOMS-
LOUNGE/SITTING ROOM-BATHROOM AND SHOWER ROOM. GAS CENTRAL
HEATING AND UPVC DOUBLE GLAZING.

This fantastic property has plenty of potential to use as a HMO or Multi Let subject to the relevant regulations.

Accommodation comprises to the ground floor of an entrance hall, sitting room/lounge, two rooms/bedrooms, fitted kitchen, utility room and shower room. The first floor are three further rooms/bedrooms, bathroom and WC. Courtyard to the rear. NO CHAIN INVOLVED, CLOSE TO UNIVERSITY AND CITY CENTRE. RECOMMENDED A VIEWING.

Location

Ryde Street is situated off Beverley Road which benefits from easy access to Hull City Centre. A wide variety of amenities are close-by which include shops, public transport and schools.

Ground Floor

Entrance

Enter via UPVC double glazed door into hall.

Entrance Hall

Stairs to first floor accommodation. Doors leading into two rooms and a sitting room/lounge. Double radiator. Under stairs meter cupboard.

Room One

13'1 x 11'9 (3.99m x 3.58m)

Double radiator. UPVC double glazed window to the front aspect. Recessed wardrobe. TV point.

Room Two

12'3 x 9'5 (3.73m x 2.87m)

UPVC double glazed window to the rear. Double radiator. Recessed wardrobe.

Sitting Room/Lounge

11'3 x 8'7 (3.43m x 2.62m)

Laminate flooring. Cupboard with combi-boiler. Double radiator. UPVC double glazed window to the side. Opening into kitchen. TV and telephone point.

Kitchen

17'4 x 8'4 (5.28m x 2.54m)

Fitted base, wall and drawer units with contrasting work surfaces. Breakfast bar. Two UPVC double glazed windows to the side. Laminate flooring. Double radiator. Gas hob and an electric oven. Stainless steel chimney extractor over. Stainless steel sink unit. Tiled splash backs. Integrated fridge/ freezer. Opening into the utility room. UPVC double glazed door to outside.

Utility Room

8'2 x 7'0 (2.49m x 2.13m)

Door leading into the shower room. Laminate flooring. UPVC double glazed windows to the side. Double radiator. Plumbing for automatic washing machine and vent for tumble drier. Space for fridge under work surfaces. Fitted wall units. Tiled splash backs.

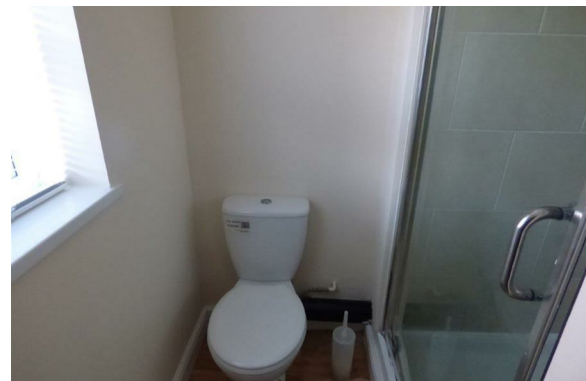
Shower Room

6'8 x 6'2 (2.03m x 1.88m)

UPVC double glazed window to the rear. Pedestal wash hand basin. Tiled splashbacks. Heated towel radiator. Low level flush W.C. Shaving point. Shower enclosure with plumbed in shower.

First Floor/Landing

Doors leading into the all rooms. Loft hatch.



Room Three

12'3 x 9'7 (3.73m x 2.92m)

UPVC double glazed window to the rear. Double radiator and recessed wardrobe. TV point.

Room Four

11'10 x 8'3 (3.61m x 2.51m)

UPVC double glazed window to the front. Double radiator. Recessed wardrobe. TV point.

Room Five

8'2 x 7'11 (2.49m x 2.41m)

UPVC double glazed window to the front. Double radiator. TV point.

Bathroom

8'8 x 7'5 (2.64m x 2.26m)

UPVC double glazed window to the rear. Panel bath with mixer tap and shower fitment. Pedestal wash hand basin and shower enclosure with electric shower. Heated towel radiator. Shaver point. Tiled splashbacks.

W.C.

UPVC double glazed window to the side. Wash hand basin with mixer tap and low level flush W.C. Tiled splashbacks.

External

Courtyard to the rear of the property with gate leading into a shared passage. Outside tap.

Services

The mains services of water, gas, electric and drainage are connected. The property has a combi boiler providing gas central heating and hot water.

Possession

It is anticipated vacant possession will be granted upon completion.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: 00180246001907. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

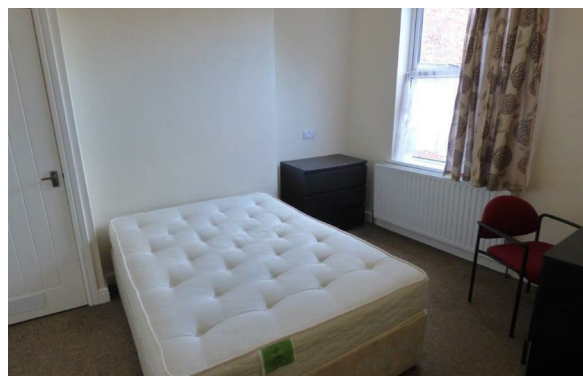
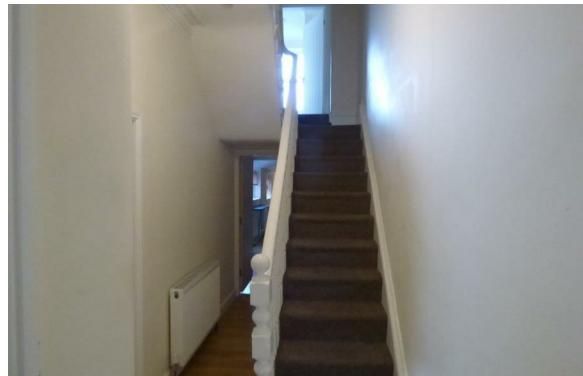
The current energy rating on the property is E(54)

Viewings

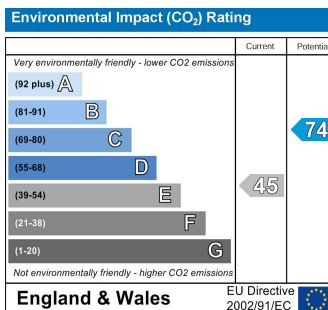
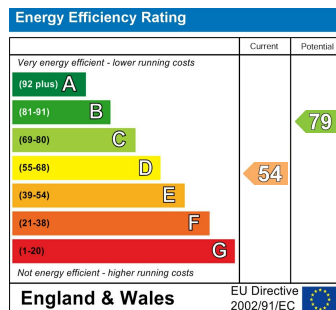
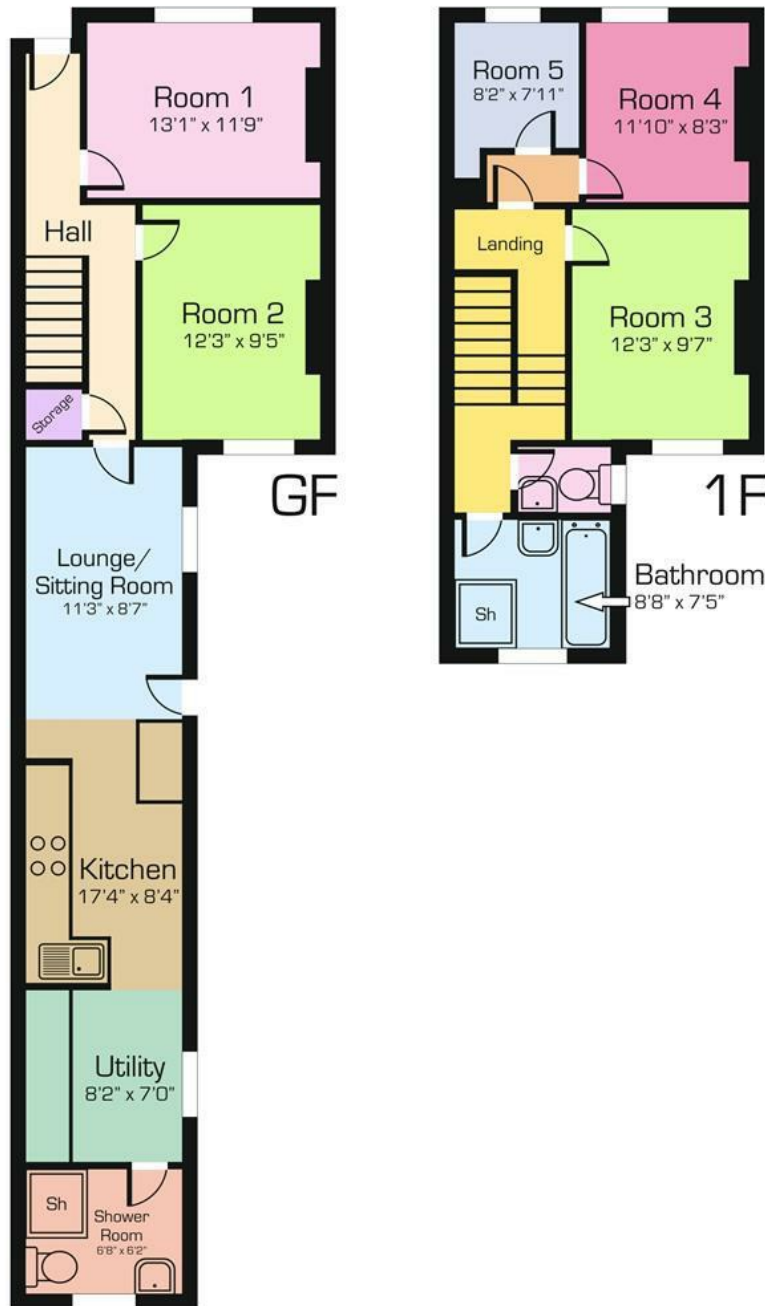
Strictly by appointment with the Sole Agents on (01482) 375212.

Free Market Appraisal

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property, we have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check your agency agreement for any early termination costs or charges which may apply.



19 Ryde Street, Hull HU5 1PA



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at....

OnTheMarket.com

LEONARDS